

RECORD OF SURVEY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE
WILLAMETTE MERIDIAN, MORROW COUNTY OREGON

CLIENT: RICHARD HUNSAKER
JP HAMMER PROPERTIES
P.O. BOX 2266
EUGENE, OREGON 97402

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN DECEMBER OF 2018 AT THE REQUEST OF RICHARD HUNSAKER WITH JP HAMMER PROPERTIES. THE PURPOSE OF THE SURVEY IS TO MONUMENT THE PROPERTY AS DESCRIBED ON DOCUMENT NUMBER 2018-42990. THE PROPERTY IS LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY OREGON.

PRIOR TO COMPUTING THE EXTERIOR BOUNDS OF THE PROPERTY I HAD TO ESTABLISH THE LOCATIONS FOR THE FOLLOWING:

CENTER 1/4 CORNER WAS CALCULATED FROM THE FOUND 2-1/2" ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SECTION 11 AND THE FOUND 5/8" IR WITH A YELLOW PLASTIC CAP STAMPED "STRATTON LS 1111" THAT IS ON THE WESTERLY RIGHT OF WAY LINE OF RIPPEE ROAD AND ALSO ON THE EAST-WEST CENTER LINE OF SECTION 11. I UTILIZED THESE TWO MONUMENTS AND EXTENDED THE LINE IN AN EASTERLY DIRECTION TO THE NORTH-SOUTH CENTER LINE OF SECTION 11 THAT IS IDENTIFIED FROM THE FOUND 3" BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 11 AND THE FOUND 2-1/2" BRASS CAP THAT IS MARKING THE SOUTH 1/4 CORNER OF SECTION 11.

CENTER-NORTH 1/16 CORNER WAS CALCULATED AT THE MIDPOINT FROM THE FOUND 3" BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 11 AND THE PREVIOUSLY COMPUTED LOCATION OF THE CENTER 1/4 CORNER OF SECTION 11.

NORTHWEST SECTION CORNER WAS CALCULATED FROM SURVEY # 1582-C DUE TO THE MONUMENT BEING SUBMERGED UNDER WATER.

NORTH 1/16 CORNER WAS CALCULATED FROM THE PREVIOUSLY COMPUTED NORTHWEST SECTION CORNER OF SECTION 11 AND THE FOUND 2-1/2" ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SECTION 11.

HAVING ESTABLISHED THE ABOVE MENTIONED CORNERS THE RIGHT OF WAY FOR RIPPEE ROAD WAS ESTABLISHED AS FOLLOWS:

I RECOVERED ALL OF THE MONUMENTS ALONG THE SOUTHERLY R.O.W. LINE OF RIPPEE ROAD AS SET IN SURVEY # C-1131-E. THE MONUMENTS ALONG THE NORTHERLY R.O.W. LINE OF RIPPEE ROAD HAVE BEEN ESTABLISHED FROM THESE FOUND MONUMENTS AND THE R.O.W. DATA AS LISTED ON ODOT MAP IR-5-301.

THE SOUTHERLY MONUMENT OF THE PARCEL WAS ESTABLISHED FROM THE NORTHERLY R.O.W. LINE OF RIPPEE ROAD AS IT INTERSECTS THE LINE AS IDENTIFIED FROM THE PREVIOUSLY COMPUTED CENTER-NORTH 1/16 CORNER OF SECTION 11 AND THE PREVIOUSLY COMPUTED CENTER 1/4 CORNER OF SECTION 11.

THE NORTHWESTERLY MONUMENT OF THE PARCEL WAS ESTABLISHED FROM THE NORTHERLY R.O.W. LINE OF RIPPEE ROAD AS IT INTERSECTS THE LINE AS IDENTIFIED FROM THE PREVIOUSLY COMPUTED CENTER-NORTH 1/16 CORNER OF SECTION 11 AND THE PREVIOUSLY COMPUTED NORTH 1/16 CORNER OF SECTION 11.

THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS THE FOUND 3 INCH BRASS CAP MARKING THE NORTH ONE-QUARTER CORNER TO SECTION 11, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2-1/2 INCH BRASS CAP MARKING THE SOUTH ONE-QUARTER CORNER TO SECTION 11, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN THE BEARING IS BASED ON PARTITION PLAT 2014-03.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS UTILIZED AS THE BASIS OF BEARING WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

NOTES ON SURVEY # C-1131-E

THE MONUMENT AT THE SC LOCATION ON THE WESTERLY R.O.W. OF RIPPEE ROAD WAS NOT RECOVERED AS PER THE CHORD LENGTH OF 232.88' AS SHOWN ON SURVEY # C-1131-E. THE DISTANCE I MEASURED BETWEEN THE FOUND MONUMENT AT THE TS ON THE WESTERLY R.O.W. OF RIPPEE ROAD AND THE FOUND MONUMENT AT THE SC LOCATION ON THE WESTERLY R.O.W. OF RIPPEE ROAD IS 288.69' AND NOT THE DISTANCE OF 232.88' AS CALLED FOR IN SURVEY # C-1131-E.

THE MONUMENTS THAT I RECOVERED THAT HAVE BEEN SET IN SURVEY # C-1131-E DEVIATE SLIGHTLY FROM THE R.O.W. DATA AS LISTED ON ODOT MAP # IR-5-301.

I HELD THE FOUND MONUMENTS ON THE SOUTHERLY R.O.W. LINE OF RIPPEE ROAD FROM SURVEY # C-1131-E TO COMPUTE THE MONUMENTS ALONG THE NORTHERLY R.O.W. LINE OF RIPPEE ROAD.

METES AND BOUNDS LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 25, East of the Willamette Meridian, in the City of Boardman, County of Morrow and State of Oregon, Described as follows:

That portion of the Southeast Quarter of the Northwest Quarter of Said Section 11 lying Northerly and Easterly of the Northerly and Easterly right of way line of Rippee Road.

SURVEYOR'S CERTIFICATION

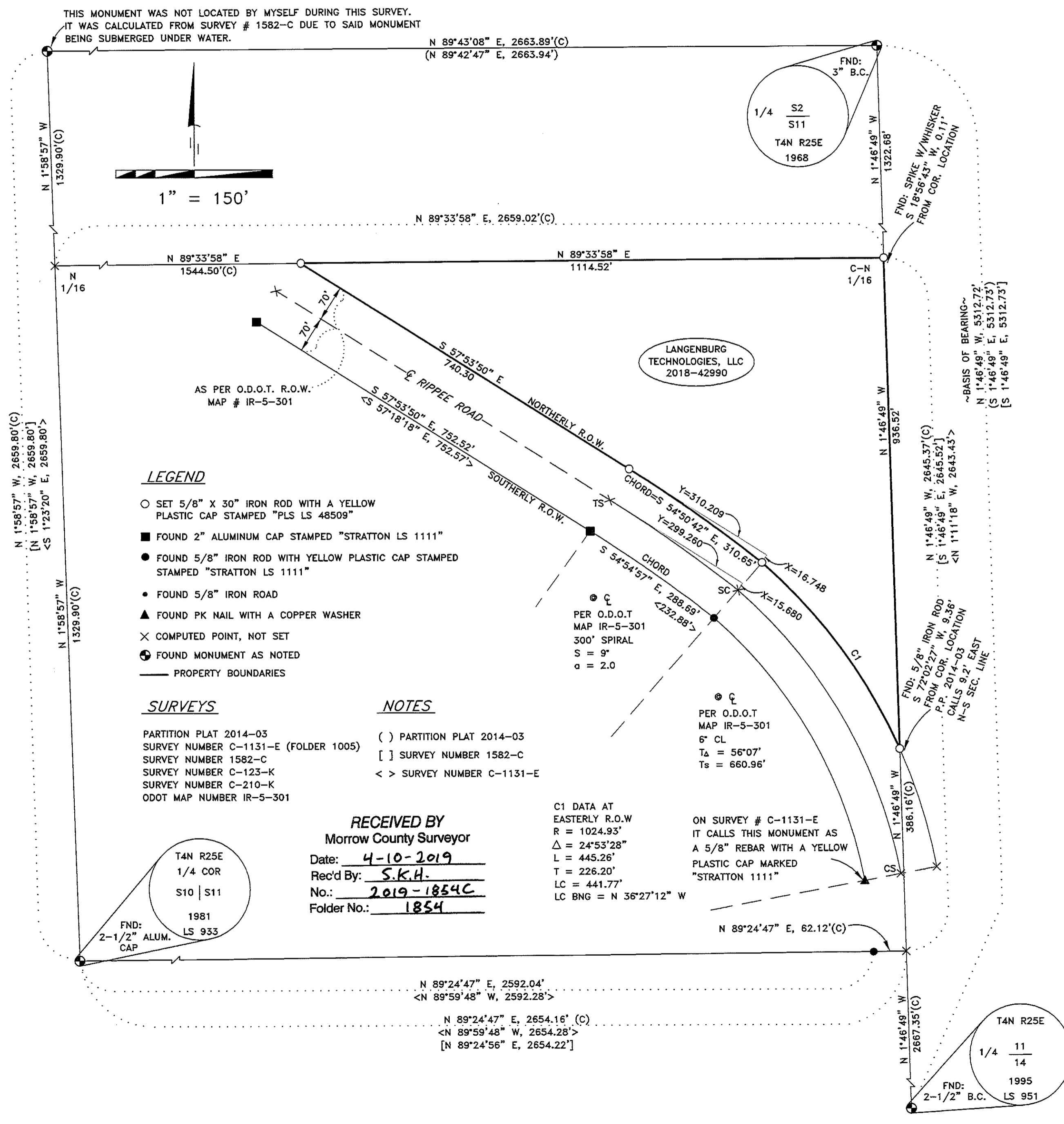
I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN DECEMBER 2018, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR
BLP
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509
EXPIRATION DATE: 12/31/20
DATE: **27 MAR 19**

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
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CLIENT: RICHARD HUNSAKER W/JP HAMMER PROPERTIES	
NW 1/4 OF SEC. 11, TWP. 4 N., RNG 25 E.W.M.	
PROJECT:	JOB #: 1811002
PROPERTY SURVEY ON LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.	DATE: 06 DEC 18
	FB/PG: 040/27
	SHEET: 1 OF 1
	DRAWN: BLP
	APPROVED: BLP



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